169.0	0003	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,700 /	985,700
					USE VALUE:	985,700 /	985,700
					ASSESSED:	985,700 /	985,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBRECHTS JAMES R & DONNA A	
Owner 2:		
Owner 3:		
Street 1:	145 FLORENCE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	RAE DIANE M TR & -
Owner 2:	GALARNEAU WILLIAM A III TR & -
Street 1:	1 GLENVALE AVE
Twn/City:	BILLERICA
St/Prov:	MA Cntry
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 3385 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9417.000	493,900		491,800	985,700
Total Card	0.216	493,900		491,800	985,700
Total Parcel	0.216	493,900		491,800	985,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.23 | /Parcel: 291.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111907

GIS Ref

GIS Ref

Insp Date 10/02/19

!13061!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	493,900	0	9,417.	491,800	985,700		Year end	12/23/2021
2021	101	FV	478,800	0	9,417.	491,800	970,600		Year End Roll	12/10/2020
2020	101	FV	175,600	0	9,417.	491,800	667,400	667,400	Year End Roll	12/18/2019
2019	101	FV	238,100	0	9,417.	491,800	729,900	729,900	Year End Roll	1/3/2019
2018	101	FV	238,100	0	9,417.	414,500	652,600	652,600	Year End Roll	12/20/2017
2017	101	FV	238,100	0	9,417.	379,400	617,500	617,500	Year End Roll	1/3/2017
2016	101	FV	227,400	0	9,417.	323,200	550,600	550,600	Year End	1/4/2016
2015	101	FV	213,900	0	9,417.	281,000	494,900	494,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:04:43

LAST REV

Date	Time
09/17/20	08:28:25
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13061

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAE DIANE M TR	66347-68		11/6/2015		650,000	No	No		
VARELLO RICHARD	65308-468		5/1/2015	Convenience	1	No	No		
VARELLO RICHARD	56249-396		1/10/2011	Convenience	1	No	No		Richard Varello D.O.D. 1/7/2011 Bk 56249 Pg39
	6678-61		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	1415	Solar Pa	27,629	C				
8/17/2018	1187	Heat App	9,000	C				
11/7/2017	1478	Addition	250,000	O				gut remod+garage a
7/15/2017	854	Inter-De	1,500	C				
3/10/1994	54		995					ADD RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2020		DGM	D Mann
10/2/2019	Meas/Inspect	DGM	D Mann
7/6/2019	Permit Visit	DGM	D Mann
9/14/2018	Permit Visit	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
6/12/2018	Measured	BS	Barbara S
2/1/2018	Mail Update	EMK	Ellen K
5/10/2016	Sales Review	PT	Paul T
4/12/2016	SQ Returned	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9417		Sq. Ft.	Site		0	70.	0.75	7									491,756						491,800	

USER DEFINED

Prior Id # 1:	111907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.21618	Total SF/SM:	9417	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	491,756	Spl Credit		Total:	491,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	5.0	%
Override:			%
	Total:	5.95	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.06015623
Const Adj.:	1.00989902
Adj $ / SQ:	144.538
Other Features:	68687
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525154
Depreciation:	31247
Depreciated Total:	493907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

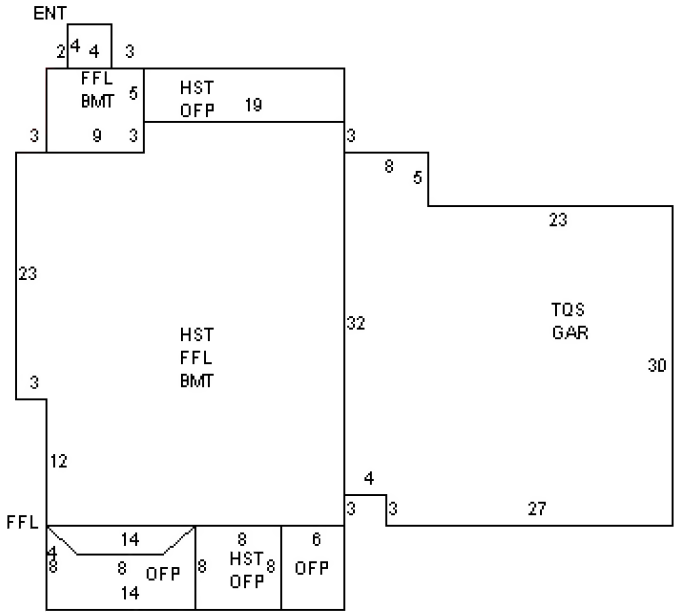
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	144.54
Special Features:	0	Val/Su Net:	98.78
Final Total:	493900	Val/Su SzAd	192.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,209	144.540	174,746
BMT	Basement	1,178	53.070	62,522
GAR	Garage	958	17.780	17,037
TQS	3/4 Story	719	144.540	103,850
HST	Half Story	633	144.540	91,420
OFP	Open Porch	288	22.450	6,465
ENT	ENTRY	16	26.660	427

Net Sketched Area:	5,000	Total:	
Size Ad	2560	Gross Area	18326	FinArea	3385
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	